

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA

**BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005**

AUGUST 13, 2003

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

NEW BUSINESS

PUBLIC HEARINGS

1. **ADJ2003-0010 - CANYON WEST LEXUS DEALERSHIP DEVELOPMENT**
2. **CU2003-0016 - CANYON WEST LEXUS DEALERSHIP DEVELOPMENT**
3. **CU2003-0017 - CANYON WEST LEXUS DEALERSHIP DEVELOPMENT**
4. **DR2003-0116 - CANYON WEST LEXUS DEALERSHIP DEVELOPMENT**
5. **ZMA2003-0015 - CANYON WEST LEXUS DEALERSHIP DEVELOPMENT**

The applicant has submitted **five** development applications for the proposed Canyon West Lexus Dealership Development affecting eight tax lots (see attached vicinity map for location). The following is a summary description of the applications to be considered by the Planning Commission: **1.** For ZMA2003-0015, the applicant requests approval of a Zoning Map Amendment from Office Commercial (OC) to General Commercial (GC). The request for Zoning Map Amendment is applicable to Tax Lots 7800, 7900, and 8900 on Washington County Assessor's Map 1S1-11DA and Tax Lot 1290 on Washington County Assessor's Map 1S1-11DB. **2.** For DR2003-0116, the applicant requests Design Review approval to modify and expand the existing Lexus dealership. The application for Design Review includes the exterior remodel of the existing 15,760 square foot showroom and construction of a two-story building addition approximately 35,807 square feet in size intended for service, display, and storage. The application for Design Review also includes the construction of a smaller building approximately 4,444 square feet in size, intended for a car wash facility with oil storage area. Landscaping, parking, and lighting are also associated with this application. **3.** For CU2003-0016, the applicant requests Conditional Use (CU) approval for extended hours of operation. Within the GC zone, uses operating between 10:00 p.m. and 7:00 a.m. and abutting a residential zone are subject to CU approval. The applicant proposes to provide Major Automotive Service during the business hours of 6:00a.m. to 12:00 midnight. **4.** For CU2003-0017, the applicant requests CUP approval to allow Major Automotive Service uses within the development area. Major Automotive Service, as defined by the Beaverton Development Code, is a Conditional Use of the GC zone subject to CUP approval. **5.** For ADJ2003-0010, the applicant requests a Major Adjustment to the side yard setback requirement of 10 feet. The applicant is proposing to place a car wash structure in the southwest corner of the project site five feet from the western property line.

APPROVAL OF MINUTES FOR JULY 23, 2003

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

PUBLIC HEARING FORMAT

Chairperson Opens Hearing

City Staff Presents Staff Report

Applicant Identifies & Explains their Request

Public Testimony For or Against

Rebuttal Testimony

Applicant

Staff Comments

City Attorney's Comments

Chairperson Closes Hearing

Deliberation & Action

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.